

ENVIRONMENTAL CHECKLIST

RCW 197-11-960

PURPOSE OF CHECKLIST:

The State Environmental Policy Act (SEPA) chapter 43.21C, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

INSTRUCTION FOR APPLICANTS:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if the question does not apply to your proposal, write "do not know", or "does not apply". Complete answers to the question now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

USE OF CHECKLIST FOR NON-PROJECT PROPOSALS:

Complete this checklist for non-project proposals, even though questions may be answered "does not apply". IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS (part D).

For non-project actions, the reference in the checklist to the words "project", "applicant", and "property or site" should be read as "proposal", "proposed", and "affected geographic area", respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:

RESPONSE: Stoney Court

2. Name of applicant:

RESPONSE: TAL-HA Inc.

3. Address and phone number of applicant and contact person:

RESPONSE: 645 Briarwood Terrace East Wenatchee
WA. 98802
509-679-1000 cell GARY 509-670-6542 cell
509-884-5524 Hm. Paul

4. Date checklist prepared:

RESPONSE: 3/27/06

5. Agency requesting checklist:

RESPONSE: City of Wenatchee

6. Proposed timing or schedule (including phasing, if applicable):

RESPONSE: Start - June 2006 completion
Dec. 2007

7. Do you have any plans for future additions, expansions or further activity related to or connected with this proposal? If yes, explain:

RESPONSE: NO

8. List any environmental information you know about that has been prepared or will be prepared directly affecting the property covered by your proposal? If yes, explain:

RESPONSE: UNKNOWN Do not know

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain:

RESPONSE: NID

10. List any government approvals or permits that will be needed for your proposal, if known.

RESPONSE: NONE

City PC & CC approval
City Building Permits
State Stormwater Permit

CR
5/2/01

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

RESPONSE: (6) Buildings with 8 units per building and
(1) building with (6) units - the site is 4.55 acres
All units will be sold

12. Location of the proposal: Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographical map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

RESPONSE: 1211 Western Ave. Wenatchee, WA
North 1/2 of N.W. 1/4 of S.W. 1/4 of the S.W. 1/4 of section 33
township 23 N., Range 20, E.W.M. Chelan County, WA Except the
N. 125 feet of the West 140 feet of Above described property
and except Right of way for Western Ave. And except
that portion conveyed to Chelan County for a portion
of Western Ave. by deed recorded Jan. 12, 1995
Auditors File No. 9501120027

TO BE COMPLETED BY APPLICANT

FOR AGENCY EVALUATION

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one) Flat, rolling hills, steep slopes, mountainous, other: All of the above.

RESPONSE: Site is Flat with gentle slope to N.E. Corner of Lot 3% slope

- b. What is the steepest slope on the site (approximate percent slope)?

RESPONSE: 3% slope

- c. What general types of soils are found on the site (for example: clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

RESPONSE: this land had a home on it but was a lot orchard, seems to be sandy loam

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

RESPONSE: NO

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

RESPONSE: 3% cut and a 3% fill on site All existing soil will be used to fill - will be no need to import fill material -

- f. Could erosion occur as a result of clearing, construction, or use? If so generally describe.

RESPONSE: NO

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example: asphalt or buildings)?

RESPONSE: See Engineer Site plan

80%
cb
5/2/02

- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any.

RESPONSE: All driveways, parking lots, and gutters will tie into storm drain

Soil erosion
mitigation
measures will
be employed
during construction
cb
5/2/02

2. Air

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

RESPONSE: NONE KNOWN Do not know

dust & dust During construction
typical auto following
cb
5/2/02

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

RESPONSE: NO

- c. Proposed measures to reduce or control emissions or other impacts to air, if any.

RESPONSE: NO fires will be Allowed during Const.
And all units are propane fireplaces

Dust control
cb
5/2/02

3. Water

a. Surface

1. Is there any surface water body on or in the immediate vicinity of the site (including year round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

RESPONSE: NO

2. Will the project require work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

RESPONSE: NO

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected.

RESPONSE: NONE

4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities.

RESPONSE: NONE

5. Does the proposal lie within a 100 year flood plain? If so, note location on the site plan.

RESPONSE: NO

6. Does the proposal involve any discharge of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

RESPONSE: NONE

b. Ground

1. Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose and approximate quantities:

RESPONSE:

NO

2. Describe waste materials that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage, industrial, containing the following chemicals; agricultural; etc.). Describe the general size of the system, the number of systems, the number of houses to be served, or the number of animals or humans the system(s) are expected to serve.

RESPONSE:

NONE

c. Water runoff (including storm water)

1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (including quantity, if known). Where will this water flow? Will this water flow into other waters? If so, describe:

RESPONSE:

All water will be diverted into storm drain

2. Could waste materials enter ground or surface waters? Generally describe.

RESPONSE:

NO

d. Proposed measures to reduce or control surface, ground, and runoff water impacts.

RESPONSE:

Storm drain

4. Plants

- a. Check or circle types of vegetation found on the site:

Deciduous tree: alder, maple, aspen, other

Evergreen tree: fir, cedar, pine, other

Shrubs

Grass

Pasture

Crop or grain

Wet soil plants: cattails, buttercup, bullrush, skunk cabbage, other.

Water plants: water lily, eelgrass, milfoil, other

Other types of vegetation:

RESPONSE: NONE

- b. What kind of amount of vegetation will be removed or altered?

RESPONSE: All existing trees and grass
replaced by new trees and grass

- c. List threatened or endangered species known to be on or near the site.

RESPONSE: NONE

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

RESPONSE: fir trees, shrubs, flowers, grass
bark or rock flower beds

5. Animals

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

Birds: Hawk, Heron, Eagle, Songbirds, Other SPARROWS

Mammals: Deer, Bear, Elk, Beaver, Other

Fish: Bass, Salmon, Trout, Herring, Shellfish, Other: NONE

- b. List any threatened or endangered species known to be on or near the site.

RESPONSE: NONE

- c. Is the site part of a migration route? If so, explain.

RESPONSE: NO

- d. Proposed measures to preserve or enhance wildlife, if any.

RESPONSE: NONE

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

RESPONSE: Electrical furnace, propane fireplaces

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

RESPONSE: NO

- c. What kind of energy conservation features are include in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

RESPONSE: NOT KNOWN DO NOT KNOW

Compliance with
adopted Energy
code cf
8/02/02

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spills, or hazardous waste, that could occur as a result of this proposal? If so, describe.

RESPONSE: NO

Virtually all arable land in Wenatchee Valley has had history of Agricultural use. Typical farming practices involve use of lead & arsenic to control pests.

1. Describe special emergency services that might be required.

RESPONSE: NONE

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2. Proposed measures to reduce or control environmental health hazards, if any.

RESPONSE: NONE KNOWN DO NOT KNOW

Site disturbances related to numerous air borne chemicals. Buildings, asphalt, lawn mitigate exposure to chemicals found in soils

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b. Noise

1. What type of noise exists in the area which may affect your project? (for example: traffic, equipment operation)

RESPONSE: NONE

2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis? (for example: traffic, construction, operations, other) Indicate what hours noise would come from site.

RESPONSE: Excavation equipment short term

light traffic during construction

Airguns AND hammers, compressors, during

const. Short term

3. Proposed measures to reduce or control noise impacts, if any.

RESPONSE: Stay within legal time limits

for starting work and stopping work

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?
RESPONSE: VACANT LAND (our site) East of us, homes
west of site homes and tree fruit Research
South of site State Agency AND North of site
Modular homes
- b. Has the site been used for agriculture? If so, describe.
RESPONSE: yes Apple Orchard
- c. Describe any structures on the site.
RESPONSE: There was a home and
Storage Shed
- d. Will any structures be demolished? If so, what?
RESPONSE: home and Storage Shed
- e. What is the current zoning classification of the site.
RESPONSE: R-2
- f. What is the current comprehensive plan designation of the site?
RESPONSE: NOT KNOWN DO NOT KNOW
R-2 CH
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- g. If applicable, what is the current shoreline master program designation of the site?
RESPONSE: N/A does not Apply

- h. Has any part of the site been classified as an environmentally sensitive area? If so, specify.

RESPONSE: NO

- i. Approximately how many people would reside or work in the completed project?

RESPONSE: Approx. 108 people would reside

- j. Approximately how many people would the completed project displace?

RESPONSE: SAME AS "I" 108

None displaced
ch
5/2/06

- k. Proposed measures to avoid or reduce displacement impacts, if any.

RESPONSE: NONE

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

RESPONSE: limit size of buildings

Compliance with
adopted zoning &
Planned Development
Conditions.
ch
5/2/06

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low income housing.

RESPONSE: 54 - high to middle

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low income housing.

RESPONSE: NONE

- c. Proposed measures to reduce or control housing impacts, if any.

RESPONSE: Stay within guide lines

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

RESPONSE: 33' - first 2 stories stone face on front of building and siding on remainder of building - Architectural Roofing material

- b. What view in the immediate vicinity would be altered or obstructed?

RESPONSE: NONE other than a few homes will look at our project instead of other homes

- c. Proposed measures to reduce or control esthetic impacts, if any.

RESPONSE: Architectural exterior design high quality materials and extensive landscaping with cultured stone light post every corner of buildings, very craftsman style exterior will be highest quality of exterior on Western Ave.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

RESPONSE: Exterior lights around buildings and street lights will be low wattage so not to intrude on neighboring homes or bus. will only be on at dusk

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

RESPONSE: NO

- c. What existing off-site source of light or glare may affect your proposal?

RESPONSE: None

- d. Proposed measures to reduce or control light and glare impacts, if any.

RESPONSE: Keep All exterior lighting
to a low voltage

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity.

RESPONSE: Walking Along Roads inside site
will be a sitting area on site

- b. Would the proposed project displace any existing recreational uses? If so, describe.

RESPONSE: NO

- c. Proposed measures to reduce or control impacts on recreation, including recreational opportunities to be provided by the project, if any.

RESPONSE: NONE

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, describe.

RESPONSE: NO

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

RESPONSE: NONE

- c. Proposed measures to reduce or control impacts, if any.

RESPONSE: WATER ALL DUST WHILE EXCAVATING
AND BUILDING - KEEP TRAFFIC IN AND OUT
OF PROJECT AS LOW AS POSSIBLE

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plan, if any.

RESPONSE: WESTERN AVE AND CENTRAL AVE WE
HAVE TO INSTALL - WE WILL TRY TO KEEP TRAFFIC
OFF WESTERN AVE AS MUCH AS POSSIBLE WHEN WE
GET CENTRAL AVE INSTALLED

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

RESPONSE: YES - DISTANCE TO STOP IS NOT
KNOWN

- c. How many parking spaces would the completed project have? How many would the project eliminate?

RESPONSE: IT WILL NOT ELIMINATE ANY - WE
WILL HAVE TWO PARKING SPACES MIN. FOR EVERY UNIT
AND THEN SEVERAL OUTSIDE PARKING SPACES -
THE PLAN WILL SHOW THESE

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (including whether public or private).

RESPONSE: YES - PUBLIC STREET CENTRAL AVE.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

RESPONSE: NO

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate peak hours.

RESPONSE: NOT KNOWN 500 ± CU 5/2/06

- g. Proposed measures to reduce or control transportation impacts, if any.
RESPONSE: well - designed buildings tend to
be for elderly people so traffic would be
at a minimal - I would think

15. Public Services

- a. Would the project result in an increased need for public service (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

RESPONSE: possibly - fire protection and
maybe health care I really don't know

typical of residential development

- b. Proposed measures to reduce or control impacts on public services, if any.

RESPONSE: NONE

CL
5/2/06

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

RESPONSE: Cable TV.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

RESPONSE: Chelan County P.U.D., Verizon, G.T.B.
Sewer Department - during excavation all
utilities will be brought to site

C. SIGNATURE:

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: *[Signature]* Date Submitted: 3/28/06